

MINUTES
MONROE CITY PLANNING COMMISSION MEETING
August 18, 2015

7:30 p.m.

1. The regular meeting of the Monroe City Planning Commission was called to order at 7:30 p.m. by Chairman Leon Stewart. Prayer was offered by Commissioner Barnson.

Present:

Chairman

Leon Stewart

Commissioner

Justin Peterson

Bart Lee

Paula Roberts

Joyce Barnson

City Councilmember

Fran Washburn

City Treasurer

Allison Leavitt

Citizens

Vearl Christiansen

Becky Christiansen

Mike Ginsberg

Jackson Stevenett

Commissioner Roberts moved to approve minutes with changes. Commissioner Barnson seconded. All were in favor. Motion carried.

*changes- replace the name Leon to Commissioner Stewart.

2. Becky Christiansen Proposed Single Lot Split – 941 S Jones Road

Vearl and Becky Christiansen presented to the commission a proposed single lot split application for their property located at 941 S Jones Rd. Christiansen's plans are to split the acre lot into two separate lots and build a duplex on each lot. Each duplex will be serviced with two septic systems along with two underground power services and one water meter. Plan is to begin construction of first duplex immediately on north lot.

Chairman Stewart reviewed and verified the size of the lot. Upon review of sketch plan the

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single lot split appears to meet all of the requirements. Christiansen's confirmed they would have a recordable survey plat to present at the next council meeting.

Commissioner Peterson moved to recommend approval to the city council of single lot split survey plat for Vearl and Becky Christiansen located at 941 S Jones Rd. With the condition that recordable surveys plat is completed and presented to the council. Seconded by

3. Mike Ginsberg – Current Noise Ordinance

Mr. Ginsberg stated that during the 24th of July celebration this year he held a music festival at his establishment, Mystic Hot Springs. He received complaints from neighbors about how late he was playing music. He approached Mayor Nilsson to see what the city's noise ordinance was. Mayor Nilsson informed him that Monroe City did not have a noise ordinance, that we fall under the county sheriff's department guidelines. Mr. Ginsberg contacted the Sevier County Sheriff's office and they instructed him to contact Mayor Nilsson again and go with his recommendation. Mayor Nilsson contacted other councilmember's and it was determined that he could go until 12:30 am for the night of the 24th.

Mr. Ginsberg is here tonight to ask the commission to work on a noise ordinance. He stated he would just like to have a clear set of rules so he knows what he can and can't do. He would like the noise ordinance to include different time curfews for weekdays, weekends and special occasions, like the 24th of July. He informed the council that when the 24th of July falls on a weekend, such as this year and for the next two years, he will hold his music festivals.

Commission thanked Mr. Ginsberg for coming tonight and sharing his concerns and suggestions with the commission. When the commission begins to work on the noise ordinance they will invite Mr. Ginsberg to attend the meetings for his input.

Mr. Ginsberg accepted this invitation.

4. Jackson and Jadee Stevenett- Review plat survey – Change existing property lines to deed existing road to Monroe City. Deed property to existing neighbor's property; not to create additional building lot.

Mr. Stevenetts has a roadway on his property which allows access to two homes and dead ends into 200 East, he would like to deed this property to the city. Stevenett is currently paying property taxes on this strip of property, and sees no benefit to owning this property. If this property were deeded to the city the city could extend 200 East and the two homes would be accessed on a city street instead of private property.

Requirements to recommend this to city council are as follows; utility easement must be verified,

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property owners must be verified, irrigation risers must be located and a new legal description must be prepared at Stevenett's expense.

Commissioner Lee moved to approve recommendation to the city council for Mr. Stevenett to deed property on 200 East to the city if necessary requirements are met. Commissioner Roberts seconded. All were in favor. Motion carried.

Mr. Stevenett also would like to have permission granted to deed property to Mr. Coleman. This would help Mr. Stevenett continue to square up his property and not have to pay property taxes on property he cannot feasibly use. This would not be a buildable lot because of square footage, and Mr. Coleman would not have irrigation rights to this additional property. Mr. Coleman's plan at this time is to build an accessory building on the extra acreage.

Commissioner Barnson moved to approve recommendation to the city council for Mr. Stevenett to deed a section of property to Gordon Coleman, not to create a building lot. Commissioner Peterson seconded. All were in favor. Motion carried.

It was noted that Mr. Stevenett could have a title company prepare both legal descriptions at the same time, possibly reducing costs.

5. Review changes to Monroe City Land Use Ordinance – FENCES

Discussion of procedure to adopt amendment

Commissioners reviewed the Fence Ordinance for finalization. After review Commission wanted to add to Section 700 "Any fence repair or replacement that exceeds 50% of the entire fence must be reviewed by the Planning Commission."

Commission decided that the fence ordinance is ready to move forward with a public hearing for public comment to be held at the next planning commission meeting. The City Council will then hold a public hearing for adoption of the revised ordinance.

6. Commission assignments - Review Enforcement Policy

Commissioner Lee met with the city council last week and reported that the council would like the commission to continue to work on the enforcement ordinance and to also work on a noise ordinance. There was some concern from the council about regulating advertisements on floats participating in the 24th of July Parade, to maintain our family themed celebration. It was decided that the city received no complaints this year and that regulating this at this time is not necessary.

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Commission continued discussion on an enforcement policy. Commissioner Barnson expressed her opinion that each ordinance should include the enforcement policy, Commissioner Lee explained that in most of his research, cities usually have the enforcement policy as a standalone section which is referred to in each ordinance.

Commission will work first on notification to offenders. Such as, a warning letter, progression letter, and enforcement letter. Commissioner Peterson stated that the city needs to have a policy that will be followed through with and enforced with consistency.

Assignment- Chairman Stewart asked commission members to research other cities enforcement policies for next meeting.

7. Adjournment

Commissioner Lee moved to adjourn the meeting of the Monroe City Planning Commission at 9:03 p.m. Commissioner Peterson seconded. All were in favor. Motion carried.